



Marketing Report: 1777 Nostrand Avenue, Brooklyn, NY

Greg Corbin, President
Chaya Milworn, Managing Director



EXECUTIVE SUMMARY



Through numerous mediums, Northgate Real Estate Group conducted a robust campaign for the Bankruptcy Sale of 1777 Nostrand Avenue, Brooklyn, NY. We marketed to a vast number of investors, developers, bankruptcy attorneys and trustees, lenders, family offices, syndicators, and distressed asset investors both locally and nationally. We also worked with outside commercial and residential brokerage firms. With direct emails, social media, industry websites, co-brokers, print & online advertisements, and publications, we estimate that we've reached over **150,000 people**.

EXECUTIVE SUMMARY



Northgate:

- Created and sent multiple HTML email campaigns to **121,000** people with **39,000** core investors
- Launched social media campaigns on LinkedIn, Instagram, and Twitter
- Posted the listing to real estate websites: CoStar / Loopnet, Crexi, Brevitas, PropertyShark / Commercial Café, Xchange Loans, Aparmentbuildings.com, and RI Marketplace
- Ran print ads in the New York Times and the Brooklyn Daily Eagle
- Ran print and web ads in The Real Deal
- Ran banner and web ads in Pincus Media Co's newsletter, and on their website
- Designed a 40-page offering memorandum and emailed to investors
- Featured as New York Real Estate Journal Property of the Month (advertorial)
- Hired a company to install a sign at the property
- Posted the listing as a Featured Property on the homepage of Northgate Real Estate Group Website
- Sent emails to over **7,000** real estate and bankruptcy attorneys and trustees (mostly NY/NJ)
- Sent a dedicated email blast to Pincus Media Co's database as a content partner
- Utilized our proprietary database to call & email Brooklyn-centric, greater New York, and Tri-State investors and distressed asset focused professionals
- Emailed the outside brokerage community, both commercial and residential, from our proprietary tri-state list of **26,250** brokers and sales agents
- Submitted the deal to, and was featured in IceMiller: Opportunities in the Distressed Market Newsletter
- **Conducted 37 inspections**
- **Received nearly 100 bid indicators of value**



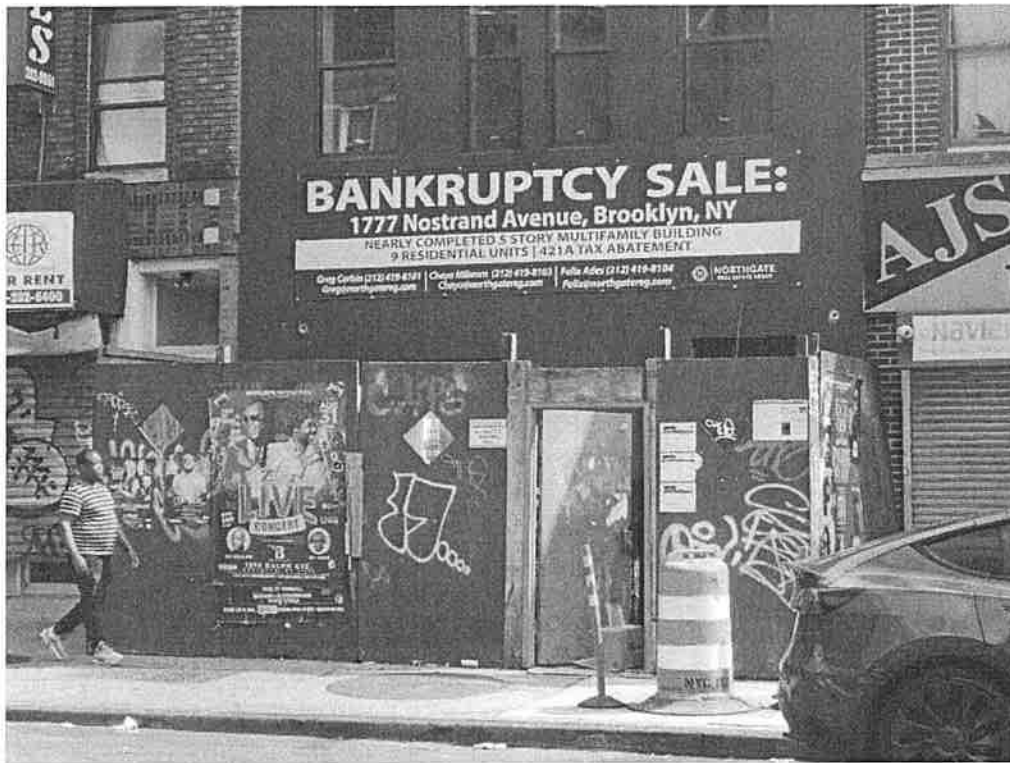
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REAL ESTATE GROUP



Sign On The Building




nyrej | New York Real Estate Journal: Hot Property Alert | Email Blast

Bankruptcy Sale: Stalled Construction Multifamily Building in Brooklyn

New York Real Estate Journal <info-ny@rejjournal.com>
To: Chaya Milgrom


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HOT PROPERTY ALERT

Northgate Real Estate Group | Exclusive

BANKRUPTCY SALE
1777 NOSTRAND AVE
FLATBUSH, BROOKLYN, NY



MID-CONSTRUCTION MULTIFAMILY BUILDING
9 Residential Units | 5 Stories | 5,570 SF

Northgate Real Estate Group | Exclusive

BANKRUPTCY SALE
1777 NOSTRAND AVE
FLATBUSH, BROOKLYN, NY



MID-CONSTRUCTION MULTIFAMILY BUILDING
9 Residential Units | 5 Stories | 5,570 SF
42% Tax Abatement

PROPERTY ANALYST
 • Comprehensive Financial Analysis
 • Detailed Market Research
 • Professional Photography
 • Strategic Marketing Plan
 • Expert Negotiation Skills
 • Proven Track Record
 • Full Service Support

BID DEADLINE: SEPT. 24th AT 5:00 PM (EST)
AUCTION DATE: SEPT. 26th AT 2:00 PM (EST)
OPENING BID: \$1,450,000


Call or Email Today for More Details!





Web Content Specialist
 • Social Media Strategy
 • Content Creation
 • SEO Optimization
 • Analytics Reporting

For more information, please contact:
Northgate Real Estate Group






NORTHGATE
REAL ESTATE GROUP

nyreJ | New York Real Estate Journal: Leaderboard Ad

Anthony Volpe; JLL; GFP Real Estate; & CBRE featured in today's NYREJ newsletter #CRE


New York Real Estate Journal <info-ny@rejournal.com>
To Chaya Milworn

Thu 9/5/2024 2:05 PM

View as Webpage

New York Real Estate Journal Daily Newsletter **recap**
Sign Up Now Free!


BANKRUPTCY SALE
1777 NOSTRAND AVE, BROOKLYN, NY
MID-CONSTRUCTION MULTIFAMILY BUILDING
AUCTION DATE: SEPT. 26TH, 2024 AT 2:30 PM (EST) | OPENING BID: \$1,250,000
NORTHGATE REAL ESTATE GROUP



**New York City requires annual
parapet inspections - by Anthony
Volpe**

Starting January 1, 2024, building owners in New York City are mandated to conduct annual inspections of their parapet walls, a measure aimed at identifying and addressing potential safety hazards. This new requirement stems from

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Guillemot Real Estate Group
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Tesla pays \$18M for Supercharger site | Malaysian conglomerate pays \$15.6M on Mad Ave



PincusCo Media <ap@pincusco.com>
To: Greg Corbin / Northgate

☺ Reply ↶ Reply All → Forward 📧 ⋮

Tue 8/27/2024 9:05 AM

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cus **Market Minute**
Our business intelligence

Presented by Northgate Real Estate Group

	BANKRUPTCY SALE
	1777 NOSTRAND AVE
	BROOKLYN, NY
	MID-CONSTRUCTION MULTIFAMILY BUILDING
	9 Residential Units 5 Stories 5,570 SF
	421A Tax Abatement
	Bid Deadline: Sept. 24TH at 5:00 PM (EST)
	Auction Date: Sept. 26TH at 2:30 PM (EST)
	Opening Bid: \$1,250,000
	GREG CORBIN FELIX ADES
	greg@northgatereg.com felix@northgatereg.com
	212.569.1800 212.419.8104
	NORTHGATE REAL ESTATE GROUP

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Pincus Media Website Leaderboard and Web



BANKRUPTCY SALE

1777 NOSTRAND AVE, BROOKLYN, NY

MID-CONSTRUCTION MULTIFAMILY BUILDING

9 Residential Units | 5 Stories | 5,570 SF

Auction: Sept. 26TH, 2024 at 2:30 PM | Opening Bid: \$1,250,000



NORTHGATE
REAL ESTATE GROUP



BANKRUPTCY SALE

**1777 NOSTRAND AVE
BROOKLYN, NY**

MID-CONSTRUCTION MULTIFAMILY BUILDING

9 Residential Units | 5 Stories | 5,570 SF

421A Tax Abatement

Bid Deadline: Sept. 24TH at 5:00 PM (EST)

Auction Date: Sept. 26TH at 2:30 PM (EST)

Opening Bid: \$1,250,000

GREG CORBIN

greg@northgatereg.com

212.369.1800

FELIX ADES

felix@northgatereg.com

212.419.8104




NORTHGATE
REAL ESTATE GROUP



Pincus Media: Partner Content Email Blast

NORTHGATE
REAL ESTATE GROUP









BANKRUPTCY SALE
1777 Nostrand Avenue, Bklyn
Auction Date: Thursday, Sept. 26TH at 2:30 p.m.
Opening Bid: \$1,350,000




PROPERTY SNAPSHOT


- Nearly completed multifamily building on Nostrand Avenue in prime Flatbush, Brooklyn
- 5-story building with 9 residential units featuring a duplex penthouse
- 421A tax exemption


FOR MORE INFORMATION ON ANY OF THESE DEALS OR A COMPLIMENTARY PROPERTY VALUATION, PLEASE CONTACT NORTHGATE REAL ESTATE GROUP:


							
Robert Korman President Phone: 718.455.0000 Fax: 718.455.0000 rkorman@northgate.com	Michael Korman Managing Director Phone: 718.455.0000 Fax: 718.455.0000 mkorman@northgate.com	Robert Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 rkorman@northgate.com	Michael Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 mkorman@northgate.com	Robert Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 rkorman@northgate.com	Michael Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 mkorman@northgate.com	Robert Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 rkorman@northgate.com	Michael Korman Senior Director Phone: 718.455.0000 Fax: 718.455.0000 mkorman@northgate.com


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Northgate Real Estate Group
Tel: (212) 369-4000 | Email: team@northgate.com | Web: www.northgate.com



Ice Miller Distressed Opportunity Bulletin

Ice Miller Distressed Opportunity Bulletin - ATTORNEY ADVERTISING MATERIAL



Ice Miller LLP <enews@icemiller.com>
To: Chaya Milworn

Reply Reply All Forward

Thu 8/29/2024 2:36 PM

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Opportunities in the Distressed Market

Please click the chart below to download a full PDF of currently available distressed investment opportunities.

Investment Opportunity Name or Description	Type of Sale	Industry	Assets for Sale	Trading Since Bid	Next Bidding Deadline	Action
Protonix-Cutting Cutting Oil	ODC Sale	State of Missouri	Carbon industrial power by and waste at Protonix-Cutting Company, LLC	1/4	1/4	8/29/24 at 10:00 a.m. (ET)
Trinity Software, Inc., The Trinity Software Group, Inc. and Trinity Software LLC	ODC Sale	Software	Subsidiary of assets other than software specifically identified by owner names	1/4	1/4	8/29/24 at 10:00 a.m. (ET)
Overseas Technology Infrastructure Company	New White Sale	Real Estate	Real estate located at 11111 14th St. (14th St.) and 11111 14th St. (14th St.) in the City of Los Angeles, California. The property is currently occupied by the company and its subsidiaries.	1/4	8/29/24 at 10:00 a.m. (ET)	1/4
Southwest Development Opportunity 101 West 10th Street, San Diego, CA	New White Sale	Real Estate	1. 101 West 10th St. (101 West 10th St.) in the City of San Diego, California. The property is currently occupied by the company and its subsidiaries.	1/4	8/29/24 at 10:00 a.m. (ET)	1/4
1017 Alhambra Road, San Diego, CA	Bankruptcy Sale	Real Estate	1. 1017 Alhambra Road (1017 Alhambra Road) in the City of San Diego, California. The property is currently occupied by the company and its subsidiaries.	1/4	8/29/24 at 10:00 a.m. (ET)	8/29/24 at 10:00 a.m. (ET)
1017 Alhambra Road, San Diego, CA	New White Sale	Real Estate	1. 1017 Alhambra Road (1017 Alhambra Road) in the City of San Diego, California. The property is currently occupied by the company and its subsidiaries.	1/4	8/29/24 at 10:00 a.m. (ET)	1/4
1017 Alhambra Road, San Diego, CA	Bankruptcy Sale	Real Estate	1. 1017 Alhambra Road (1017 Alhambra Road) in the City of San Diego, California. The property is currently occupied by the company and its subsidiaries.	1/4	8/29/24 at 10:00 a.m. (ET)	8/29/24 at 10:00 a.m. (ET)

Ice Miller

This is a preliminary listing of distressed investment opportunities. The company is not responsible for the accuracy of the information provided. The company is not responsible for the accuracy of the information provided. The company is not responsible for the accuracy of the information provided.

The New York Times | Print Ads

BANKRUPTCY AUCTION OF REAL PROPERTY

1777 NOSTRAND AVENUE, BROOKLYN, NEW YORK

9 Residential Units | 5 Stories | 5,570 SF

Nearly completed multifamily with 421A Tax exemption

AUCTION DATE: SEPTEMBER 26th, 2024 2:30 P.M. (ET)

Bid Deadline: September 24th, 2024, 5:00 P.M. (ET)

Northgate Real Estate Group has been exclusively retained to run the bankruptcy sale of a nearly completed 5-story multifamily building with 9 residential units, including a duplex penthouse in prime Flatbush, Brooklyn. The 5,570 SF building benefits from a 421A tax exemption. Being steps from the Flatbush Ave retail corridor, the property also boasts close proximity to local landmarks and restaurants. The property is conveniently located just blocks from the 2, 5, and Q subway lines, providing a seamless connection to other parts of Brooklyn and Manhattan.

Opening Bid: \$1,350,000

Interested bidders must contact Greg Corbin of Northgate Real Estate Group at Greg@northgatereg.com for more information on how to participate in the auction.

<small> 671 W. Avenue New York, NY 10011 (212) 512-2000 </small>	PROOF OF PUBLICATION
	September 5, 2024
<small> I, Laroyce Tabron, in my capacity as a Principal Clerk of the Publisher of The New York Times, a daily newspaper of general circulation printed and published in the City, County, and State of New York, hereby certify that the advertisement annexed hereto was published in the editions of The New York Times on the following date or dates, to-wit: on: </small>	
<small> 9/5/2024, NYR241, pg D2 </small>	
<i>Laroyce Tabron</i>	
<small> Digitally signed by John McGill Date: 2024.09.09 15:22:51 -0400 </small>	

Brooklyn Daily Eagle | Print Ads

2ND DEPARTMENT/ PUBLIC LEGAL NOTICES

AUCTION

CASPERT MANAGEMENT CO., INC. AS AGENTS, DCA# 0869125 FOR GEM FINANCIAL SERVICES, INC. D/B/A GEM FAWNBROKERS. ALL LOCATIONS WILL SELL ALL UNREDEEMED PLEDGES OR FAWNS FROM #0001 OF 12/01/01 TO #999,999 OF 8/01/24. TO BE HELD AT GEM FAWNBROKERS, 170R ATLANTIC AVE., BROOKLYN, NY ON 9/13/24 AT 9:00AM.

#321011

BANKRUPTCY AUCTION

PRIME FLATBUSH, BROOKLYN NEARLY COMPLETED MULTIFAMILY WITH 421A TAX EXEMPTION 9 RESIDENTIAL UNITS | 5 STORIES | 5,570 SF 1777 NOSTRAND AVENUE, BROOKLYN, NEW YORK AUCTION DATE: SEPTEMBER 26TH, 2024, 2:30 PM (ET) BID DEADLINE: SEPTEMBER 24TH, 2024, 5:00 PM (ET) NORTGATE REAL ESTATE GROUP HAS BEEN EXCLUSIVELY RETAINED TO RUN THE BANKRUPTCY SALE OF A NEARLY COMPLETED 5-STORY MULTIFAMILY BUILDING WITH 9 RESIDENTIAL UNITS, INCLUDING A DUPLEX PENTHOUSE IN PRIME FLATBUSH, BROOKLYN. THE 5,570 SF BUILDING BENEFITS FROM A 421A TAX EXEMPTION. BEING STEPS FROM THE FLATBUSH AVE. RETAIL CORRIDOR, THE PROPERTY BOASTS CLOSE PROXIMITY TO LOCAL LANDMARKS AND RESTAURANTS. THE PROPERTY IS CONVENIENTLY LOCATED JUST BLOCKS FROM THE 2, 5, AND Q SUBWAY LINES, PROVIDING A SEAMLESS CONNECTION TO OTHER PARTS OF BROOKLYN AND MANHATTAN. OPENING BID: \$1,350,000. INTERESTED BIDDERS MUST CONTACT GREG CORBIN OF NORTGATE REAL ESTATE GROUP AT GREG@NORTGATEREAL.COM FOR MORE INFORMATION ON HOW TO PARTICIPATE IN THE AUCTION.

#621099

NOTICE

A COMPANY THAT IS ENGAGED IN DEVELOPING PROPRIETARY TECHNOLOGY BY TRAINING LARGE LANGUAGE MODELS (LLMs) ON LEGAL AND REGULATORY DATA TO AUTOMATE THE REAL-TIME COMPLIANCE OF AI OUTPUTS HAS APPLIED TO LOCATE IN NYU'S START-UP NY TAX-FREE AREA AT 370 JAY STREET, NY 11201. NAICS CODE 541990. CONTACT KONSTANTINE TETTONIS AT 212-998-6866, KT1249@NYU.EDU.

#321160

PROBATE CITATION

FILE NO: 2020-705 SURROGATE'S COURT - KINGS COUNTY PUBLICATION CITATION THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD FREE AND INDEPENDENT TO, ANY AND ALL UNKNOWN PERSONS WHOSE NAMES OR PARTS OF WHOSE NAMES, AND WHOSE PLACE OR PLACES OF RESIDENCE ARE UNKNOWN AND CANNOT, AFTER DUE DILIGENT INQUIRY, BE ASCERTAINED, DISTRIBUTED, HEIRS AT LAW, AND NEXT OF KIN OF SAID NATALIE KAPLAN AKA NATALIE F. KAPLAN, AND IF ANY OF THE SAID DISTRIBUTED HEIRS AT LAW OR NEXT OF KIN OF DECEASED BE DEAD, THEIR LEGAL REPRESENTATIVES THEIR HUSBANDS OR WIVES, IF ANY, DISTRIBUTED, AND SUCCESSORS IN INTEREST WHOSE NAMES AND/OR PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN A PETITION HAVING BEEN DULY FILED BY DAVID S. SHOR, WHO IS DOMICILED AT 6 STONEHENGE ROAD, GREAT NECK, NY 11023. YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE'S COURT, KINGS COUNTY, LOCATED AT 2 JOHNSON STREET, BROOKLYN NEW YORK ON THE NOVEMBER 19, 2024, AT 10:00 O'CLOCK IN THE FORENOON OF THAT DAY, WHY A DECREE SHOULD NOT BE MADE IN THE ESTATE OF NATALIE KAPLAN AKA NATALIE F. KAPLAN, LATELY DOMICILED AT 550 GLENMORE AVENUE, BROOKLYN NY ADMITTING TO PROBATE A WILL DATED 7/13/2018 A COPY OF WHICH IS ATTACHED, AS THE WILL OF NATALIE KAPLAN AKA NATALIE F. KAPLAN, DECEASED, RELATING TO REAL AND PERSONAL

PROPERTY, AND DIRECTING THAT: LETTERS TESTAMENTARY ISSUE TO: DAVID S. SHOR DATED: ATTESTED, AND SEALED, SEPTEMBER 4, 2024 HON. ROSEMARIE MONTALBANO HON. R. MONTALBANO, SURROGATE LISA MATTHEW, CHIEF CLERK DAVID S. SHOR, ESQ. ATTORNEY FOR PETITIONER: 516-472-7030 3000 MARCUS AVENUE, SUITE 1906, LAKE SUCCESS, NY 11042. DAVIDSHOR@LAKESUCCESSLAW.COM NOTE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR OR RESPOND, HOWEVER, IF YOU FAIL TO APPEAR IT WILL BE ASSUMED YOU DO NOT OBJECT TO THE RELIEF REQUESTED YOU HAVE A RIGHT TO HAVE AN ATTORNEY APPEAR FOR YOU.

#321161

SUPPLEMENTAL SUMMONS FAMILY COURT OF THE STATE OF NEW YORK COUNTY OF KINGS, IN THE MATTER OF THE COMMITMENT OF: AYAN KRISHNA GOHEL AKA AYAN GOHEL, 311814, DOCKET NUMBER: 8 2768/24, A DEPENDENT CHILD UNDER THE AGE OF 18 YEARS, ETC. IN THE NAME OF THE PEOPLE OF THE STATE OF NEW YORK TO: ISHITA MAHENDRA GOHEL, AKA ISHITA GOHEL, NATURAL MOTHER GREETING: WHEREAS A PETITION HAVING BEEN FILED IN THIS COURT SEEKING A COMMITMENT OF THE CUSTODY AND GUARDIANSHIP OF THE ABOVE-NAMED CHILD WHO IS IN THE CARE OF LITTLE FLOWER CHILDREN AND FAMILY SERVICES OF NEW YORK, PURSUANT TO SECTION 384-B OF THE SOCIAL SERVICES LAW OF THE STATE OF NEW YORK. YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THIS COURT AT 330 JAY STREET, BROOKLYN, NEW YORK, ON THE 9TH DAY OF OCTOBER, 2024, AT 10:00AM IN THE FORENOON OF SAID DAY, IN PART '4', BEFORE THE HONORABLE ROBERT HETTMAN FOR AN IN-PERSON APPEARANCE, OR USING THE DIAL-IN METHOD BY CALLING (347) 378-4143 AND ENTER-

ING CONFERENCE ID 3946765633 OR BY USING THE LINK <https://nyc-fnycourts.gov/meet/jkwwars>, TO SHOW CAUSE WHY THIS COURT SHOULD NOT ENTER AN ORDER DEPRIVING YOU OF ALL RIGHTS OF CUSTODY AND GUARDIANSHIP OF SAID CHILD AND AWARDED CUSTODY AND GUARDIANSHIP OF SAID CHILD TO THE PETITIONING AGENCY PURSUANT TO SECTION 384-B OF THE SOCIAL SERVICES LAW OF THE STATE OF NEW YORK AND ARTICLE 6 OF THE FAMILY COURT ACT OF THE STATE OF NEW YORK. PLEASE TAKE NOTICE THAT IF CUSTODY AND GUARDIANSHIP IS AWARDED TO THE PETITIONING AGENCY, SAID CHILDREN MAY BE ADOPTED WITHOUT FURTHER NOTICE TO YOU. PLEASE TAKE FURTHER NOTICE THAT YOU HAVE A RIGHT TO BE REPRESENTED BY COUNSEL IN THIS PROCEEDING, AND, IF UNABLE TO AFFORD COUNSEL, THE COURT MAY, IN ITS DISCRETION, APPOINT COUNSEL TO REPRESENT YOU. PLEASE TAKE FURTHER NOTICE THAT YOUR FAILURE TO APPEAR SHALL CONSTITUTE A DENIAL OF YOUR INTEREST IN THE CHILD, WHICH DENIAL MAY RESULT, WITHOUT FURTHER NOTICE, IN THE TRANSFER OR COMMITMENT OF THE CHILD'S CARE, CUSTODY OR GUARDIANSHIP OR IN THE CHILD'S ADOPTION IN THIS OR ANY SUBSEQUENT PROCEEDING IN WHICH SUCH CARE, CUSTODY OR GUARDIANSHIP OR ADOPTION MAY BE AT ISSUE. IN THE EVENT OF YOUR FAILURE TO APPEAR, THE COURT WILL HEAR AND DETERMINE THE PETITION AS PROVIDED BY LAW, DATED: BROOKLYN, NEW YORK AUGUST 26, 2024 BY ORDER OF THE COURT RUTH WHALEN CLERK OF THE COURT.

#321098

2ND DEPARTMENT/ PUBLIC LEGAL NOTICES

PROBATE CITATION
FILE NO: 2020-705 SURROGATE'S COURT - KINGS COUNTY PUBLICATION CITATION THE PEOPLE OF THE STATE OF NEW YORK, BY THE GRACE OF GOD FREE AND INDEPENDENT TO, ANY AND ALL UNKNOWN PERSONS WHOSE NAMES OR PARTS OF WHOSE NAMES, AND WHOSE PLACE OR PLACES OF RESIDENCE ARE UNKNOWN AND CANNOT, AFTER DUE DILIGENT INQUIRY, BE ASCERTAINED, DISTRIBUTED, HEIRS AT LAW, AND NEXT OF KIN OF SAID NATALIE KAPLAN AKA NATALIE F. KAPLAN, AND IF ANY OF THE SAID DISTRIBUTED HEIRS AT LAW OR NEXT OF KIN OF DECEASED BE DEAD, THEIR LEGAL REPRESENTATIVES THEIR HUSBANDS OR WIVES, IF ANY, DISTRIBUTED, AND SUCCESSORS IN INTEREST WHOSE NAMES AND/OR PLACES OF RESIDENCE AND POST OFFICE ADDRESSES ARE UNKNOWN A PETITION HAVING BEEN DULY FILED BY DAVID S. SHOR, WHO IS DOMICILED AT 6 STONEHENGE ROAD, GREAT NECK, NY 11023. YOU ARE HEREBY CITED TO SHOW CAUSE BEFORE THE SURROGATE'S COURT, KINGS COUNTY, LOCATED AT 2 JOHNSON STREET, BROOKLYN NEW YORK ON THE NOVEMBER 19, 2024, AT 10:00 O'CLOCK IN THE FORENOON OF THAT DAY, WHY A DECREE SHOULD NOT BE MADE IN THE ESTATE OF NATALIE KAPLAN AKA NATALIE F. KAPLAN, LATELY DOMICILED AT 550 GLENMORE AVENUE, BROOKLYN NY ADMITTING TO PROBATE A WILL DATED 7/13/2018 A COPY OF WHICH IS ATTACHED, AS THE WILL OF NATALIE KAPLAN AKA NATALIE F. KAPLAN, DECEASED, RELATING TO REAL AND PERSONAL

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Good Morning BROOKLYN

Fort Hamilton Army Base Commemorates Tragedy of Sept. 11, 2001

Fort Hamilton, a 400-acre military installation in Brooklyn, commemorated the 23rd anniversary of the September 11 attacks on Sept. 11, 2024. The event was held at the base's main entrance, where a large crowd gathered to pay tribute to the victims and survivors of the tragedy. The ceremony featured a solemn procession, a musical performance, and a speech by the base's commander. The event was a poignant reminder of the impact of the 9/11 attacks on the community and the nation.

2ND DEPARTMENT/ NEW BUSINESS FORMATIONS

11392
BROOKLYN LLC
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

11393
THE PRINCE OF LEE
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

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11397
THE PRINCE OF LEE
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

11398
BROOKLYN LLC
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

11399
THE PRINCE OF LEE
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

11400
BROOKLYN LLC
A limited liability company (LLC) has been formed in the County of Kings, New York, under the laws of the State of New York. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215. The company is authorized to conduct business in the State of New York and in other jurisdictions. The company's principal office is located at 1234 5th Avenue, Brooklyn, NY 11215.

Path communities gather for 9/11 services

Brooklyn residents gathered for a series of 9/11 services on Sept. 11, 2024, to commemorate the 23rd anniversary of the September 11 attacks. The services included a solemn procession, a musical performance, and a speech by the base's commander. The event was a poignant reminder of the impact of the 9/11 attacks on the community and the nation.


Elected officials will hold Sept. 11 memorial service at South Park

Brooklyn residents gathered for a series of 9/11 services on Sept. 11, 2024, to commemorate the 23rd anniversary of the September 11 attacks. The services included a solemn procession, a musical performance, and a speech by the base's commander. The event was a poignant reminder of the impact of the 9/11 attacks on the community and the nation.

ADDITIONAL CONTENT: BrooklynDaily Eagle, September 11, 2024

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Listing

1777 Nostrand Ave, East Flatbush MF Submarket • Multi-Family

For Sale | \$1,350,000.00 | Active



Days Since Last Update

14

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90 Day Views

36,061

Want to improve?

Marketing Quality

Excellent

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Exposure Level

Silver

This listing appears on CoStar and LoopNet

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1777 Nostrand Ave

9 Unit Apartment Building | \$1,350,000 (\$150,000/Unit) | Brooklyn, NY 11226

Apartment Buildings / New York / Brooklyn / 1777 Nostrand Ave, Building 1811024



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Greg Corbin

EXECUTIVE SUMMARY

- Mid-rise construction, multi-family building on Nostrand Avenue in prime Flatbush, Brooklyn
- Historic residential building slated for first-class units featuring a modern amenity
- Construct on a 3.0-acre lot, approximately 90,000 sq ft etc.
- 401A tax abatement approved
- \$1,570 SF building on a 2,600 sq ft lot
- R-2 and Q2-1 Zoning
- One block to New York Ave Subway Station (2 and 5 trains)
- Close proximity to Flatbush Ave retail corridor

ATTACHMENTS

1777 Nostrand Ave, Offering Memorandum



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Chaya Milworn

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Bankruptcy sale: 1777 Nostrand Avenue, Brooklyn

\$1,250,000

1777 Nostrand Avenue, Brooklyn, NY 11226

For Sale Multifamily

Active

5,570 sqft
Grossing Rent

2,000 sqft
Grossing Rent

Compass Broker

Chaya Milworn
Managing Director

Northgate Real Estate Group

212-419-8100

Contact:

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Bankruptcy Sale: 1777 Nostrand Avenue, Brooklyn
MULTIFAMILY | 9 UNITS | \$138,888/UNIT

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Listing Contacts

Greg Corbin
License: NY 40C01129253
Phone Number: Call
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Active

Asking Price: \$1,250,000
Learn more

Property Due Diligence My Notes

Address

1777 Nostrand Ave, Brooklyn, NY 11226
Show on Map

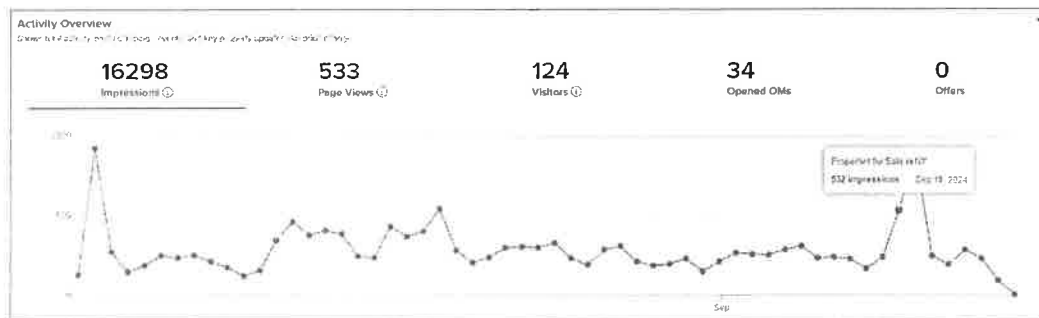
Date Added: Jul 24, 2024 Days on Market: 55 days Time Since Last Update: 55 days

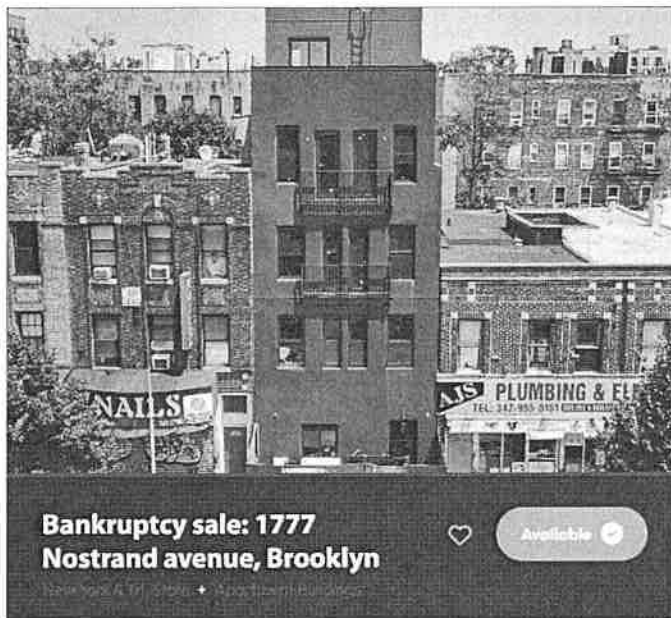
Details

Property Type	Multifamily	Subtype	Apartment Building
Square Footage	5,570	Price/Sq Ft	\$224.42
Units	9	Year Built	1903
Buildings	1	Stories	5
Zoning	R6	Price/Unit	\$138,888.89

Marketing Description

Introducing a unique investment opportunity in Brooklyn, NY! Welcome to 1777 Nostrand Avenue, a mid-construction multifamily building ideally located in the heart of prime Flatbush. This 5-story property boasts 9 residential units, including a stunning duplex penthouse. With construction nearing completion, this 5,570 SF building on a 2,000 sq ft lot comes with approved 421A tax abatement, presenting an attractive investment potential. Conveniently situated just a block away from the Newkirk Ave Subway Station (2 and 5 trains), and in close proximity to the vibrant Flatbush Ave retail corridor, this property offers a perfect blend of modern living and urban convenience. The R6 and C2-3 Zoning enhances its appeal for various potential uses. Don't miss out on this incredible opportunity! Bid Deadline: Tuesday, September 24th at 5:00 p.m. Auction Date: Thursday, September 26th at 2:30 p.m. Remember, this sale is subject to bankruptcy court approval. Reach out to the Investment Sales Team at Northgate Real Estate Group for more information.





New York & Tri-State - Apartment Buildings

Created date: July 24, 2024

Date last updated: July 24, 2024

- **Bankruptcy Sale:** Opportunity to acquire a near-complete multifamily property at a distressed price.
- **Prime Location:** Situated in Flatbush, Brooklyn, a vibrant and diverse neighborhood with strong demand for residential units.
- **9 Residential Units:** Includes a duplex penthouse, providing a mix of unit types to attract different tenant profiles.
- **90% Complete:** Construction is nearly finished, allowing for a quicker turnaround to occupancy and income generation.
- **5,570 SF Building:** Spanning five stories on a 2,000 SF lot, maximizing the use of space.
- **421A Tax Abatement:** Significant tax savings approved, enhancing the property's financial attractiveness.
- **Zoning Flexibility:** R6 and C2-3 zoning allows for potential mixed-use development.
- **Proximity to Transit:** One block from Newkirk Ave Subway Station (2 and 5 trains), offering excellent connectivity.
- **Retail Corridor Nearby:** Close to Flatbush Ave retail corridor, providing convenience and amenities for residents.
- **Average Floor Size:** Each floor averages 1,114 SF, optimizing rental income potential.

Property Description

Opportunity to acquire a near-complete 5-story multifamily building at 1777 Nostrand Avenue, Brooklyn, NY. This prime Flatbush property features 9 residential units, including a duplex penthouse, totaling 5,570 SF. The building is 90% complete and set on a 2,000 SF lot with R6 and C2-3 zoning. Approved 421A tax abatement offers significant savings. Located one block from Newkirk Ave Subway Station (2 and 5 trains) and near the Flatbush Ave retail corridor, this property combines strategic location and strong investment potential.



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1777 West End Avenue,
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2,422 sq ft

Substantial renovation of historic building. Excellent for 10 residential units with a K204 tax exemption in place.

FOR SALE

BANKRUPTCY SALE

16 Bowery St.,
New York, NY

10,400 sq ft

Historic building with 10 units. Excellent location in the heart of the city.

FOR SALE

BANKRUPTCY SALE

2 Bowery St.,
New York, NY

12,000 sq ft

Excellent 12-story building with 12 units. Great location in the heart of the city.

FOR SALE

BANKRUPTCY SALE

2417 A Bleecker Road,
Brooklyn, NY

12,000 sq ft

Great location, 12-story building with 12 units. Excellent location in the heart of the city.

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1777 Nostrand Avenue,
Brooklyn, NY

For Sale

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1/6

Overview

BANKRUPTCY SALE

1777 Nostrand Avenue,
Brooklyn, NY

5 5670 SF

Description

4-story mid-construction multifamily building slated for 8 residential units with a 42A love boatment in place.

PROPERTY SNAPSHOT

- Mid-construction, multifamily building on Nostrand Avenue in prime Flatbush (Brooklyn)
- 4-story residential building slated for 8 residential units featuring a duplex penthouse
- Construction is approximately 90% complete
- 42A use statement approved
- 4,796 sq ft building on a 2,500 sq ft lot
- 42A and C2-C3 Zoning
- One block to New York Ave Subway Station (2 and 5 trains)
- Close proximity to Flatbush Ave retail corridor

Auction Details

Bid Deadline: September 24, 2024 at 5:00 p.m.

Auction Date: September 26, 2024 at 2:30 p.m.

Opening Bid: \$1,250,000 (Subject to Bankruptcy Court Approved)

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Marketplace Listing - Multifamily

Bankruptcy Sale: 1777 Nostrand Avenue, Brooklyn

1777 Nostrand Avenue - Brooklyn, NY 11226

Asset Snapshot

Asset Type	Real Estate	Property Type	Multifamily
Land Area	3,000 sq. ft.	Year Built	1920
Number of Floors	5	Number of Buildings	1
Number of Units	10 Units		

TAX MAP

ZONING MAP

CONTACT BROKER

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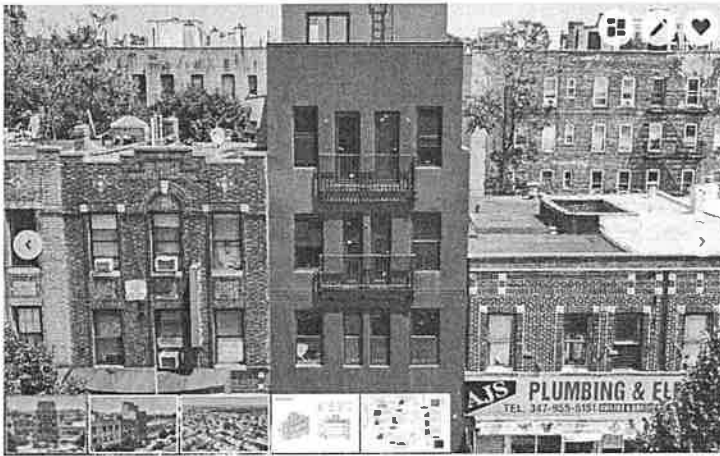
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Call for Offers

Bankruptcy Sale: 1777 Nostrand Avenue, Brooklyn

1777 Nostrand Ave., Brooklyn, NY

Asset Status	Bankruptcy Sale	Est. Collateral Value	\$2,750,000
Asset Type	Bankruptcy Sale	Full Payoff Amount	Bankruptcy Sale
Collateral Type	Multifamily	Offers Due	09-26-2024 02:32 AM EDT

Bankruptcy Sale

See Due Diligence

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7 : 10 : 32 : 50

Make Offer

Asset
DescriptionProperty
Details

Foreclosure Overview

Due
Diligence

Asset Description

1777 Nostrand Avenue, Brooklyn NY Auction Date: Thursday, September 26TH at 2:32 p.m. Opening Bid: \$1,350,000
 • Nearly completed multifamily building on Nostrand Avenue in prime Flatbush, Brooklyn • 5-story building with 5 residential units featuring a duplex penthouse • 421A tax abatement • 5,570 SF building on a 2,000 SF lot • R6 and C2 Zoning • One block to Newkirk Ave Subway Station (2 and 5 trains) • Close proximity to Flatbush Ave retail corridor

Property Details

Address	1777 Nostrand Ave.	Year Renovated	2023
State	NY	Number of Stories	5
City	Brooklyn		
Zip	11226		
Lot Size (SF)	2,000		



WEB TRAFFIC / SEO / KEYWORD SEARCH

Sample of the **750** Domains that contain keywords of bankruptcy, foreclosure, broker, real estate, UCC, REO, loan sales, notes, banks, CMBS, debt, mortgage, defaults, listings, properties, deals, Article 9, 363, Chapter 11 and 7: ALL POINTING BACK TO **NORTHGATEREG.COM**

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Bankruptcy sale of a mid-construction multifamily asset at 1777 Nostrand Avenue in Brooklyn.

The 5 story building features 9 residential units and has a 421 tax abatement in place. Auction Date: September 26th at 2:30 PM. Reach out to Team@northgatereg.com #realestate #auction


BANKRUPTCY SALE
1777 NOSTRAND AVENUE, BROOKLYN, NY

MID-CONSTRUCTION MULTIFAMILY BUILDING
9 Residential Units | 5 Stories | 5,570 SF
421A Tax Abatement

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BANKRUPTCY SALE
1777 NOSTRAND AVENUE, BROOKLYN, NY





MID-CONSTRUCTION MULTIFAMILY BUILDING
9 Residential Units | 5 Stories | 5,570 SF
421A Tax Abatement

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Bankruptcy sale of a mid-construction multifamily asset at 1777 Nostrand Avenue in Brooklyn. The 5 story building features 9 residential units and has a 421A tax abatement in place.

Auction Date: September 26th at 2:30 PM

Opening Bid: \$1,250,000

For more information, please reach out to Team@northgategroup.com Greg Cadden - Northgate Real Estate Group Chaya Milworn Felix Ades Mickey Salzman Shanon Rose Jonathan Janashvili

BANKRUPTCY SALE
1777 NOSTRAND AVENUE, BROOKLYN, NY



MID-CONSTRUCTION MULTIFAMILY BUILDING
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Offering Memorandum | 40 Page OM (Sample Pages)

BANKRUPTCY SALE
1777 NOSTRAND AVENUE, BROOKLYN, NY

1777 NOSTRAND AVENUE
FEATURE: BROOKLYN







MID-CONSTRUCTION MULTIFAMILY BUILDING
9 Residential Units | 5 Stories | 5,570 SF
421A Tax Abatement

NORTHGATE REAL ESTATE GROUP

1777 NOSTRAND AVENUE
FEATURE: BROOKLYN

FOR MORE INFORMATION OR TO SET UP A VIEWING, PLEASE CONTACT
NORTHGATE REAL ESTATE GROUP

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 Felix Ades Managing Director Direct: 212.419.8121 Cell: 718.926.9555 felix@northgateeg.com	 Shaun Rose Senior Director Direct: 212.419.8121 Cell: 917.323.7634 shaun@northgateeg.com	 Mickey Solzman VP Business Development Direct: 212.419.8121 Cell: 212.608.0959 micky@northgateeg.com
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NORTHGATE REAL ESTATE GROUP

Disclaimer: This is a confidential brochure (the "brochure") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of 1777 Nostrand Avenue, Brooklyn, NY 11226 (the "Property"). The information contained herein, including any pro forma income and expense information collectively, the "information") is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the information set forth in this brochure, underlying data flows, calculation may affect financial interpretation for any information that is subsequently provided or made available to you contains any material inaccuracy, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the property. Summaries of any documents are not intended to be comprehensive or exclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. You understand that the information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the property. You further understand that the information is not to be used for any other purpose or made available to any other person without the express written consent of Northgate Real Estate Group. This offering is subject to prior placement and withdrawal, cancellation or modification without notice.

Offering Memorandum | 40 Page OM (Sample Pages)

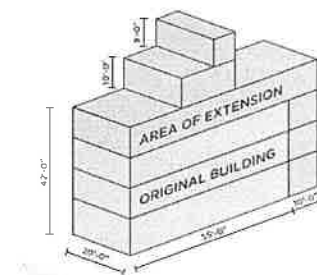


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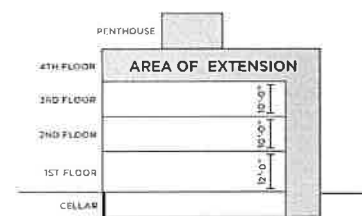
PROPERTY OVERVIEW	6
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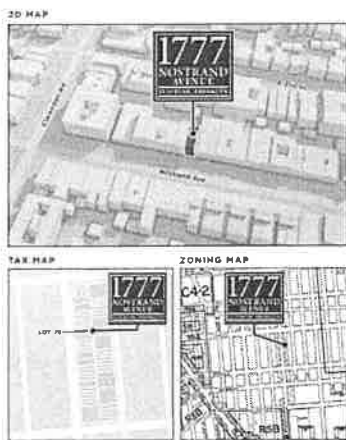
ZONING DIAGRAMS



	ORIGINAL SF	EXTENSION	TOTAL
1st Floor	1,000 SF	2,000 SF	3,000 SF
2nd Floor	1,000 SF	2,000 SF	3,000 SF
3rd Floor	1,000 SF	2,000 SF	3,000 SF
4th Floor	0	2,000 SF	2,000 SF
Penthouse	0	200 SF	200 SF
Total	3,000 SF	2,200 SF	5,200 SF



Offering Memorandum | 40 Page OM (Sample Pages)



PROPERTY DETAILS

PROPERTY SNAPSHOT

- Nearly completed multifamily building on Nostrand Avenue in prime Flatbush, Brooklyn
- 5-story building with 9 residential units featuring a duplex penthouse
- 421A tax exemption
- 5,570 SF building on a 2,000 SF lot
- R6 and C2-1 Zoning
- One block to Newkirk Ave Subway Station (2 and 5 trains)
- Close proximity to Flatbush Ave retail corridor

PROPERTY DETAILS	
Type	Multi-Family
Address	1777 Nostrand Avenue
Neighborhood	Flatbush
Block/Lot	Block 100, Lot 10
Stories	5 Story & Penthouse
Elevation/Work-Up	Brick/Brick
Appliances	0
Lot Dimensions	20' 0" x 100' 0"
Lot SF	2,000 SF
Building Dimensions	20' 0" x 100' 0"
Building SF	5,570 SF
Zoning	C4-2
Tax Class	28
24/25 Assessed Value	\$729,549
Tax Rate	12.02%
24/25 Real Estate Taxes	\$14,452

Bid Deadline: Tuesday, September 24th at 3:00 p.m.
Auction Date: Thursday, September 26th at 2:30 p.m.

Opening Bid: \$1,375,000

Subject to Bankruptcy Court Approval



AREA OVERVIEW

AREA PROFILE

Flatbush is a vibrant and diverse neighborhood in the eastern part of Brooklyn, New York, known for its rich history, cultural diversity, and strong community spirit. The area is characterized by a mix of historic brownstone buildings, modern multi-family developments, and green spaces. The neighborhood is home to a variety of businesses, restaurants, and cultural institutions, making it a desirable location for both residents and investors. The property is located in a prime area of Flatbush, near the intersection of Nostrand Avenue and Avenue N, which is a major thoroughfare and a hub of activity in the neighborhood.

IN THE NEIGHBORHOOD

- Prospect Park
- Flatbush Avenue
- Avenue N
- Avenue J
- Avenue I
- Avenue H
- Avenue G
- Avenue F
- Avenue E
- Avenue D
- Avenue C
- Avenue B
- Avenue A



Investors | Sample of Emails Sent

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Sample of unique inbound email requests for 1777 Nostrand

avi jay LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/15/2024	Armin Jadadic Re: Bankruptcy Sale: 1777 Nostra... What phase is the building	→ 8/28/2024	Tiptopinc Re: Bankruptcy Sale: 9 Unit BkIn ... Hi how can we get information	↩ 8/29/2024
Shannon Elliott Shannon Elliott requesting Infor... <https://email.notifications.crex...>	→ 8/13/2024	Herschopf, Cathy RE: Bankruptcy Sale: 1777 Nostra... Send me the info you have. Is it	→ 8/28/2024	Jeff Lamb Re: Bankruptcy Sale: 1777 Nostra... Greg, Is there an estimate to	→ 8/29/2024
MandyMeijuan Jiang LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/11/2024	Vanessa Kadir Re: Bankruptcy Sale: 1777 Nostra... How do I register to bid, how can	↩ 8/28/2024	nathan.hourizadeh@gma... RE: Bankruptcy Sale: 1777 Nostra... Good evening Greg, Would	→ 8/29/2024
POLINA ML LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/11/2024	Bernie Fried Re: Bankruptcy Sale: 1777 Nostra... i want to bid	↩ 8/28/2024	khandu Patel Re: Bankruptcy Sale: 9 Unit BkIn ... Hello Greg Hope you are well I	→ 8/28/2024
James Lee LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/9/2024	Jon Spindel Re: 1777 Nostrand Avenue Received, thank you.	↩ 8/27/2024	marc711@aol.com Re: Bankruptcy Sale: 9 Unit BkIn ... Dear Northgate: Can you please	→ 8/28/2024
jasdeep singh LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/4/2024	CommercialEdge Team New lead for 1777 Nostrand Av... Follow-up with this new request	→ 8/25/2024	KJDS Realty Re: Bankruptcy Sale: 9 Unit BkIn ... Where is this auction going to	→ 8/26/2024
Nyiensi Investments 1777 Nostrand Chaya, Just following up on our	↩ 7/31/2024	PHILIP KASSAI 1777 nostrand Chaya,	→ 8/25/2024	Ariel Motovich Re: Bankruptcy Sale: 1777 Nostra... Hi, Can someone meet me there	↩ 8/26/2024
Moshe Sander 1777 Nostrand	↩ 7/30/2024	shohel rana LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/24/2024	Simon Neuman Re: Bankruptcy Sale: 9 Unit BkIn ... Available to see it tomorrow ?	→ 8/26/2024
ARTUR RADZIVILOVSKIY LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 7/27/2024	Anton C LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 8/23/2024	Seth Green Fwd: Bankruptcy Sale: 9 Unit BkIn... Hi Chaya, I hope this email finds	↩ 8/26/2024
Hersh Landau LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...>	→ 7/26/2024	Rami Taha Rami Taha requesting Informati... <https://email.notifications.crex...>	↩ 8/19/2024	Elad Danino Re: Bankruptcy Sale: 1777 Nostra... Greg, Hope you're doing well	↩ 8/26/2024
sung cho LoopNet Lead for 1777 Nostrand... New Lead	↩ 7/25/2024	AVI JAJATI Re: LoopNet Lead for 1777 Nostr... any Violation and Hold ? if not	→ 8/16/2024	Marc.Grossberg@hklaw.c... Re: Bankruptcy Sale: 9 Unit BkIn ...	→ 8/26/2024

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Sample of unique inbound email requests for 1777 Nostrand

<p>Elvin Nisman LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>→ 9/4/2024</p>	<p>Shlomo Landau LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>→ Thu 9/12</p>	<p>notifications@xchange.io... Tier 2 DD access requested for y... <https://xirm1.mjt.lu/tplimg/xirm1...</p> <p>→ 11:42 AM</p>
<p>Alex Nisman LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 9/4/2024</p>	<p>Joel Jacobowitz Re: 1777 Nostrand Avenue My father can't make it for today,</p> <p>↩ Thu 9/12</p>	<p>notifications@xchange.io... CA has been executed for your a... <https://xirm1.mjt.lu/tplimg/xirm1...</p> <p>→ 8:16 AM</p>
<p>Mike Sutton RE: Bankruptcy Sale: 9 Unit Bkin ... Chaya, Can you share</p> <p>→ 9/3/2024</p>	<p>Greg Corbin RE: Info on 1777 Nostrand Aven... Chaya please send thanks</p> <p>→ Wed 9/11</p>	<p>Northgate Website Entry for Contact Us Name</p> <p>↩ Tue 11:57 AM</p>
<p>Mike Sutton RE: Bankruptcy Sale: 9 Unit Bkin ... Greg, Can you share more</p> <p>→ 9/3/2024</p>	<p>Greg Corbin Re: 1777 Nostrand Ave Chaya, please send Marlon thanks</p> <p>→ Wed 9/11</p>	<p>Saar Avnery LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>→ Mon 2:34 PM</p>
<p>DuFaux, Evan RE: Bankruptcy Sale: 1777 Nostra... Hi Team – Do you have any more</p> <p>↩ 9/3/2024</p>	<p>Jack Hamadani Please send more info on the ba... Jack Hamadani Associate</p> <p>→ Tue 9/10</p>	<p>William Tavoulaareas FW: Hello Nostrand report 8/24 @Chaya Milworn</p> <p>@ Sun 7:00 PM</p>
<p>Aron Schwartz LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 9/2/2024</p>	<p>CommercialEdge Team New lead for 1777 Nostrand Av... Follow-up with this new request</p> <p>↩ Mon 9/9</p>	<p>Charles Wechsler LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>→ Sun 10:51 AM</p>
<p>Ajayne Totten LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 9/2/2024</p>	<p>Kiarian Stephen Kiarian Stephen requesting Info... <https://email.notifications.crex...</p> <p>→ 9/7/2024</p>	<p>Chris Johnson Principal Chris Johnson requ... <https://email.notifications.crex...</p> <p>→ Fri 9/13</p>
<p>fuk ling pau LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 9/2/2024</p>	<p>notifications@xchange.io... Tier 2 DD access requested for y... <https://xirm1.mjt.lu/tplimg/xirm1...</p> <p>↩ 9/5/2024</p>	<p>ZIAD EKWANEEN LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>→ Fri 9/13</p>
<p>CommercialEdge Team New lead for 1777 Nostrand Av... Follow-up with this new request</p> <p>→ 9/1/2024</p>	<p>notifications@xchange.io... Tier 2 DD access requested for y... <https://xirm1.mjt.lu/tplimg/xirm1...</p> <p>↩ 9/5/2024</p>	<p>Shlomo Landau LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ Thu 9/12</p>
<p>chaim jacobowits Re: Bankruptcy Sale: 1777 Nostra... Hi where do i bid for this i WANN</p> <p>↩ 9/1/2024</p>	<p>notifications@xchange.io... CA has been executed for your a... <https://xirm1.mjt.lu/tplimg/xirm1...</p> <p>→ 9/5/2024</p>	
<p>KARAN MOORJANI LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 8/31/2024</p>	<p>Elvin Nisman LoopNet Lead for 1777 Nostrand... <https://nam10.safelinks.protec...</p> <p>↩ 9/4/2024</p>	

[illegible]

Sample Inquiries

Buyer Name
Connor Lyman
Robert Eisenberg
Hertzl Moezinia
John Keough
Sidhartha Singh
Philip Justiss
Shanna Alvarez
Andy Chang Cha...
Dave Wonsick
Maylan Morfa
Gary Ickowicz
Gavin Holzer
Sam Kashi
Mitchell Ditman
Bojan Jankulovski
David Benzokarya

CREX

Sample Inquiries

ⓘ	↑ Name	Phone	Message	Company	Role	Number Of Visits	Listing Activity ⓘ	Last Activity I
★	abdul yahya		✉ Contact Lea			1 visit	Visited Page	Sep 18, 2024
★	Doris Herrera	917.375.5900	✉ Contact Lea	LLC	BROKER/AGENT PRINCIPAL	1 visit	Visited Page	Sep 17, 2024
★	rakhmin dekhkanov	347.384.2789	✉ Contact Lea	Tziporah & Associates Inc	PRINCIPAL	1 visit	Visited Page	Sep 17, 2024
★	TRAVIS WILSON	929.247.7780	✉ Contact Lea		BROKER/AGENT	2 visits	Visited Page	Sep 17, 2024
★	Diane Francis	678.428.0865	✉ Contact Lea		PRINCIPAL	1 visit	Saved Property	Sep 15, 2024
★	Aaron Ozeirey	917.533.5513	✉ Contact Lea		BROKER/AGENT	1 visit	Visited Page	Sep 15, 2024
★	Jerome Yeiser	917.873.3335	✉ Contact Lea		BROKER/AGENT	1 visit	Visited Page	Sep 14, 2024
★	Ziad Ekwaneen	917.280.8317	✉ Contact Lea	AA BLDG & INSP SVC LLC	PRINCIPAL	2 visits	Requested Info	Sep 13, 2024
★	Eleni Theodosiadis	718.521.2228	✉ Contact Lea		SERVICE PROVIDER	1 visit	Visited Page	Sep 13, 2024
★	Zachary Smolev	914.420.8811	✉ Contact Lea		BROKER/AGENT	1 visit	Visited Page	Sep 12, 2024
★	Jean-Ronald Prophe...	917.690.9834	✉ Contact Lea		BROKER/AGENT	3 visits	Opened OM	Sep 12, 2024
★	Binu Jacob	718.637.1134	✉ Contact Lea			8 visits	Visited Page	Sep 11, 2024

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